

TO : CITY MANAGER 2002 May 22

FROM : DIRECTOR PLANNING AND BUILDING

SUBJECT : 6844 PALM AVENUE
PRELIMINARY PLAN APPROVAL # 02-122
PROPOSED NEW WAREHOUSE BUILDING
Royal Oak Community Plan Area

PURPOSE : To inform Council of an application for Preliminary Plan Approval within the Royal Oak Community Plan Area.

RECOMMENDATION :

1. THAT this report be received for information purposes.

REPORT

1.0 INTRODUCTION

The Planning and Building Department has received an application for Preliminary Plan Approval (PPA #02-122) to build a new warehouse building at 6844 Palm Avenue (see attached Sketch #1).

The property with a site area of 10,196 sq. ft is located north of the SkyTrain line east of Royal Oak Avenue just south of Imperial Street. It is currently occupied by an existing single family dwelling. The subject property has a service lane to the north and east and is the only existing single family dwelling in the vicinity. To the immediate south is an automotive repair shop housed in a one storey building with a substantial front yard. Across the lane to the north are typical M4 one and two storey industrial buildings with frontages on Imperial Street. The buildings on both sides of Palm Avenue south of Imperial Street are also M4 one and two storey industrial buildings. Palm Avenue terminates as a cul de sac abutting the north side of the SkyTrain line. The lots across the lane to the rear of the subject property are M4 industrial buildings facing Antrim Avenue.

The subject property is located within the Royal Oak Community Plan, adopted by Council on 1999 June 28. The Royal Oak Community Plan indicates that the property is designated for redevelopment subject to the assembly of suitable sites for medium-density multiple-family housing(see attached Sketch #2).

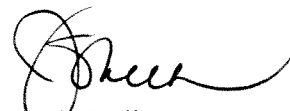
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The proposed building is a two storey warehouse with an accessory office with a gross floor area of 9,650 sq. ft. The proposed building is to have a fully landscaped front yard with the parking and loading areas located towards the rear of the building. The subject PPA proposal complies with the existing M4 Special Industrial District Zoning.

Although the proposed development is not compatible with the Community Plan, the acquisition of the subject property by the City to protect the development potential of the Community Plan is not considered a viable option at the present time. Due to the extent of existing viable businesses and buildings on the surrounding M4 industrial properties, it is considered that redevelopment of the subject property and the surrounding properties in line with the Community Plan designations would not likely be pursued in the near future.

The Community Plan recognizes that the transition from industrial to residential uses will need to be considered carefully from a longer term viewpoint. In that light, the proposed warehouse building, is not considered to seriously hamper the medium to long term redevelopment of the subject property and the surrounding properties in line with the adopted Community Plan.

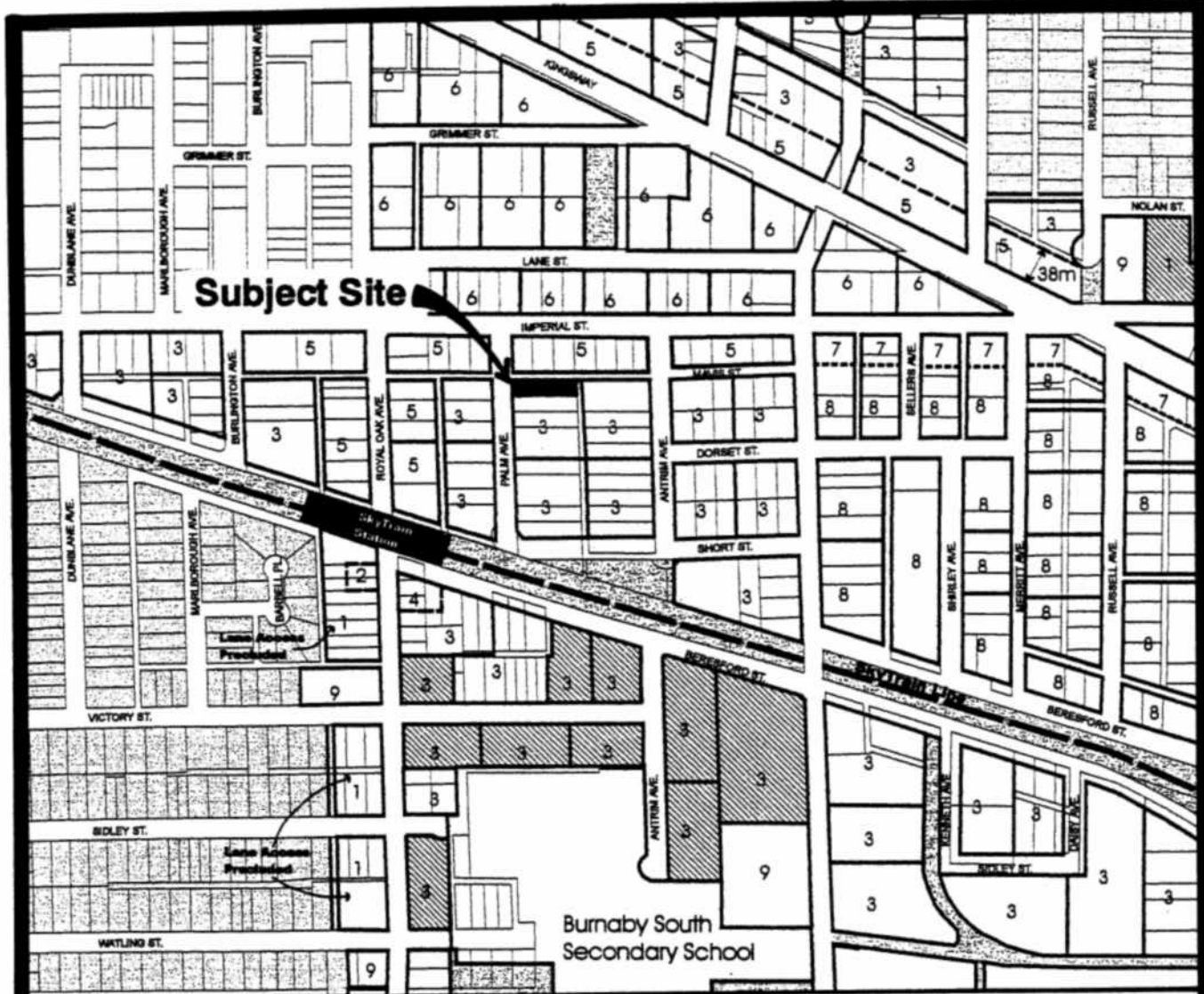
Therefore, unless otherwise directed by Council, the subject Preliminary Plan Approval application will continue to be processed and approved once all usual requirements are met.



J.S. Belhouse
Director Planning and Building

VT:dbh
Atts.

cc: Chief Building Inspector



LEGEND:

- 1. CD(RM2)
- 2. CD(RM2 & C1 at grade)
- 3. CD(RM3)
- 4. CD(RM3 & C1 at grade)
- 5. CD(Proposed C9)
- 6. CD(Proposed C9a) - (Maximum 25% Residential)
- 7. CD(C2)

- 8. CD(M5)
- 9. Institutional (School, Church, Assembly)
- Single and Two-Family Housing
- Park
- Completed or Rezoned in Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan area are generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designations.

Transition Area - Consult Planning for further information.

This Sketch is subject to updating on a continuous basis.

Updated to: 2000 JANUARY



**Royal Oak Community Plan
Development Guidelines**



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: May 2002

6844 Palm Ave. (PPA # 02-122)

Sketch #2